



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Avenue SE • Bellevue, Washington 98008-5452 • (425) 649-7000

August 16, 2005

Mr. (b) (6)
(b) (6)
Lynnwood, WA 98037

Re: No Further Action Determination under WAC 173-340-515(5) for the following Hazardous Waste Site:

- Name: Mike's Aussie Machine Shop
- Address: 12441 Des Moines Memorial Drive, Seattle, Washington
- Facility/Site No.: 2334
- VCP No.: NW #1468

Dear Mr. (b) (6) :

Thank you for submitting your independent remedial action report for the Mike's Aussie Machine Shop facility (Site) for review by the State of Washington Department of Ecology (Ecology) under the Voluntary Cleanup Program (VCP). Ecology appreciates your initiative in pursuing this administrative option for cleaning up hazardous waste sites under the Model Toxics Control Act (MTCA), Chapter 70.105D RCW.

This letter constitutes an advisory opinion regarding whether further remedial action is necessary at the Site to meet the substantive requirements of MTCA and its implementing regulations, Chapter 70.105D RCW and Chapter 173-340 WAC. Ecology is providing this advisory opinion under the specific authority of RCW 70.105D.030(1)(i) and WAC 173-340-515(5).

This opinion does not resolve a person's liability to the state under MTCA or protect a person from contribution claims by third parties for matters addressed by the opinion. The state does not have the authority to settle with any person potentially liable under MTCA except in accordance with RCW 70.105D.040(4). The opinion is advisory only and not binding on Ecology.

Ecology's Toxics Cleanup Program has reviewed the following information regarding the Site:

1. Soil Remediation and Confirmation Sampling Report, June 23, 2005, Geomatrix Consultants, Inc.
2. Phase 1 and Limited Phase II Environmental Site Assessment Report, May 16, 2005, Geomatrix Consultants, Inc.



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The documents listed above will be kept in the Central Files of the Northwest Regional Office of Ecology (NWRO) for review by appointment only. Appointments can be made by calling the NWRO resource contact, Sally Perkins, at (425) 649-7190.

The Site is defined by the extent of contamination caused by the following release(s):

- Metals (lead and cadmium) in Soil;
- Heavy oils in Soil.

The Site is more particularly described in Enclosure A to this letter, which includes a detailed Site diagram. The description of the Site is based solely on the information contained in the documents listed above.

Based on a review of the independent remedial action report and supporting documentation listed above, **Ecology has determined that the independent remedial action(s) conducted at the Site are sufficient to meet the substantive requirements contained in MTCA and its implementing regulations, Chapter 70.105D RCW and Chapter 173-340 WAC, for characterizing and addressing the contamination at the Site.** Therefore, pursuant to WAC 173-340-515(5), Ecology is issuing this opinion that **no further remedial action is necessary** at the Site under MTCA.

Based on this no further action determination, Ecology will update the status of the Site on its site database and initiate the process for removing the Site from the Hazardous Sites List (HSL). Before deciding to remove the Site from the HSL, Ecology must first provide the public with notice and an opportunity to comment. If the Site is removed from the HSL, the Site will also be removed from the Confirmed and Suspected Contaminated Sites List.

This no further action determination does not apply to any other release(s) or potential release(s) of contaminant(s) that may impact any other portion of any property impacted by this Site, or any other property owned or operated by (b) (6).

Please note that this opinion is based solely on the information contained in the documents listed above. Therefore, if any of the information contained in those documents is materially false or misleading, then this opinion will automatically be rendered null and void and further remedial action may be required at the Site.

The state, Ecology, and its officers and employees make no guarantees or assurances by providing this opinion, and no cause of action against the state, Ecology, its officers or employees may arise from any act or omission in providing this opinion.

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Again, Ecology appreciates your initiative in successfully completing cleanup under the Voluntary Cleanup Program (VCP). If you have any questions regarding this opinion, please contact me at (425) 649-7107.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Adams', with a long horizontal flourish extending to the right.

Mark Adams
NWRO Toxics Cleanup Program

MA: lg

Enclosures: One

ENCLOSURE A
MIKE'S AUSSIE MACHINE SHOP

2.0 SITE DESCRIPTION

2.1 SITE LOCATION AND DESCRIPTION

The Site is located on the west side of Des Moines Memorial Drive, between South 124th Street and South 128th Street in Seattle, Washington (Figure 1). The Site's address is 12441 Des Moines Memorial Drive, Seattle, Washington, in unincorporated King County. The Site is located in the southwest ¼ of the southwest ¼ of Section 9, Township 23 North, Range 4 East.

The Site is platted under two lots: Boulevard Park Addition, Block 7 (Plat Lots 8 and 9). The tax parcel number for the Site is 0985001075 (King, 2005a).

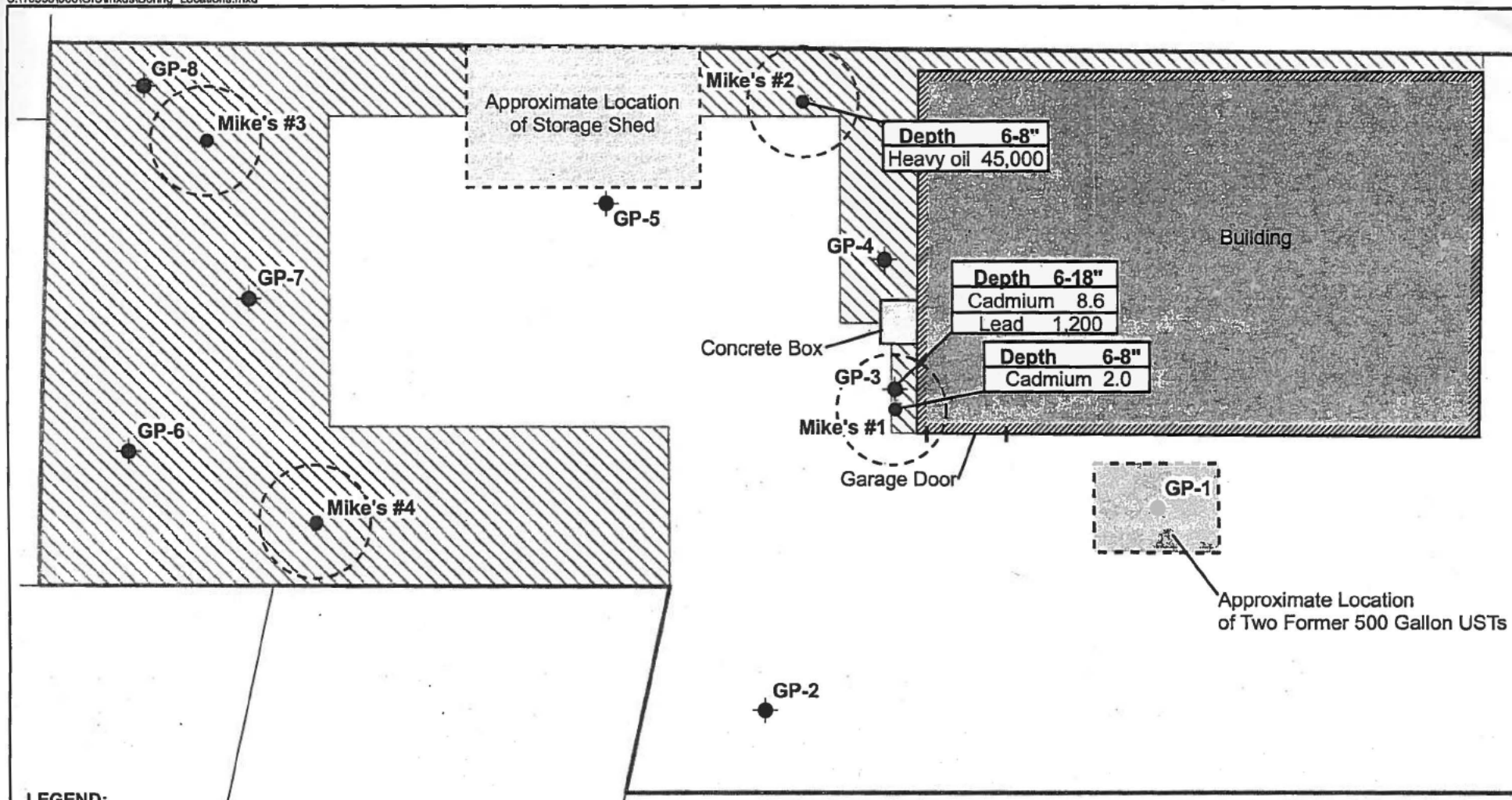
2.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The Site is located in a residential-commercial area known as Boulevard Park in south Seattle, one block north of North SeaTac Park (Figure 1). The Site is on a trapezoidal-shaped block with boundaries that consist of South 124th Street on the north, 16th Avenue South on the west, Des Moines Memorial Drive South on the east, and South 128th Street on the south. The northern Site boundary is shared with a residence. To the west of the Site are residences. South of the Site is a vacant unpaved lot with parked cars. The unincorporated King County zoning designation of the Site is R-12 (urban residential, between 12 and 18 dwelling units allowed per acre) and/or community business (CB) (King, 2005a).

Topographic coverage of the Site vicinity is provided by the USGS Des Moines 7.5-minute topographic quadrangle map. The average elevation at the Site is approximately 380 feet above mean sea level (EDR, 2005). Topographic relief across the Site slopes gently to the northeast. The closest surface water body to the Site is the Duwamish River, located approximately 0.75 mile northeast of the Site.

2.3 CURRENT USE OF THE PROPERTY

The main building, constructed in 1975, and a three-sided storage shed are the only structures present on the approximately 0.53-acre Site (Figure 3). The eastern portion of the main building is a vacant sales space, consisting of a large, linoleum-floored room and approximately two office spaces. The western portion of the building has a concrete floor and is currently used for truck maintenance and repair. The northwestern corner of the building has a lofted second floor area that is used as office space.



LEGEND:

- GP-1** ● Direct Push Location, Geomatrix Consultants, April 2005
- Mike's #1** ● Approximate Surface Sample Location, King County Health Department, November 2000 (Dashed Circle Indicates Estimated Location)

- Unpaved Area
- Quiroga Property

NOTES:

1. Only concentrations greater than cleanup levels (MTCAA for unrestricted land use) are shown. All other concentrations are less than the cleanup levels.
2. Results are in milligrams per kilogram (mg/kg).

0 5 10 20 Feet.



BORING LOCATION MAP WITH SOIL RESULTS EXCEEDING CLEANUP LEVELS

(b) (6) PROPERTY
12441 Des Moines Memorial Drive
Seattle, Washington

Project No.
10559

Figure
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